

DOVE CANYON PHASE

TOTAL PROPERTY ACREAGE: 38.851 ACRES  
 TOTAL NUMBER OF LOTS: 148  
 PAVED SQUARE FOOTAGE: 187,226 S.F.  
 TOTAL AREA OF OPEN SPACE: 1,122,004 sq.ft. (25.78 AC.)

CALCULATIONS:  
 DENSITY: 148 LOTS / 38.851 ACRES = 4.02 LOTS PER ACRE  
 NUMBER OF PHASES: THE SUBDIVISION WILL BE DEVELOPED IN ONE PHASE.  
 BASIS OF BEARING: THE BASIS OF BEARING IS N.A.D. 83 TEXAS SOUTH CENTRAL ZONE USING U.S. SURVEY FEET.

DOVE MEADOW PHASE

TOTAL PROPERTY ACREAGE: 17.972 ACRES  
 TOTAL NUMBER OF LOTS: 117  
 PAVED SQUARE FOOTAGE: 81,467 S.F.  
 TOTAL AREA OF OPEN SPACE: 537,579 sq.ft.

CALCULATIONS:  
 DENSITY: 117 LOTS / 17.972 ACRES = 6.510 LOTS PER ACRE  
 NUMBER OF PHASES: THE SUBDIVISION WILL BE DEVELOPED IN ONE PHASE.  
 BASIS OF BEARING: THE BASIS OF BEARING IS N.A.D. 83 TEXAS SOUTH CENTRAL ZONE USING U.S. SURVEY FEET.

# DOVE CANYON / DOVE MEADOW

DEVELOPER/OWNER:  
 DOVE CANYON, L.P.  
 13409 N.W. MILITARY HWY., STE 302  
 SAN ANTONIO, TX 78231

186 LOTS  
 4.43 LOTS / AC.

TYP. LOT SIZE: 50'x115'

122 LOTS  
 4.96 LOTS / AC.

WILLIAM F. STOLHANDSKE TRUSTEE  
 Vol. 6515 / Pg. 433  
 53.06 AC.

GEORGE F. G. ESTELLE H. PERSYN

RETAIL  
 32 AC.

27.0 ± ACRES WITHIN 100 YR.  
 FLOOD PRONE AREA  
 MEDIO CREEK

UNIT II  
 42.01 AC.

UNIT I  
 24.59 AC.

N = 13,700,016  
 E = 2,059,183

MULTI-FAMILY  
 11.9 AC.

COMMERCIAL  
 10.5 AC.

COMMERCIAL  
 8.0 AC.

N = 13,699,348  
 E = 2,059,962

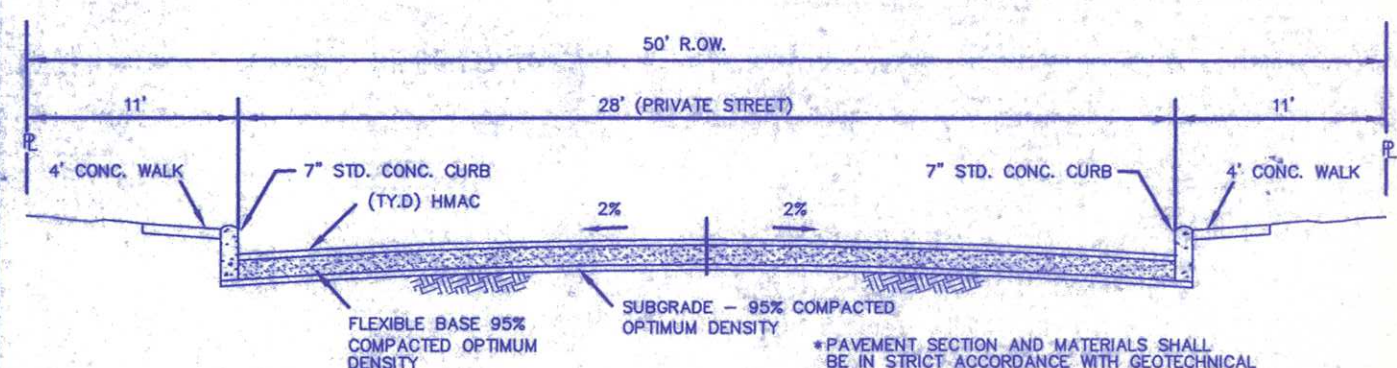
PROPOSED  
 AMERICAN LOTUS

DOVE MEADOW

DOVE CANYON

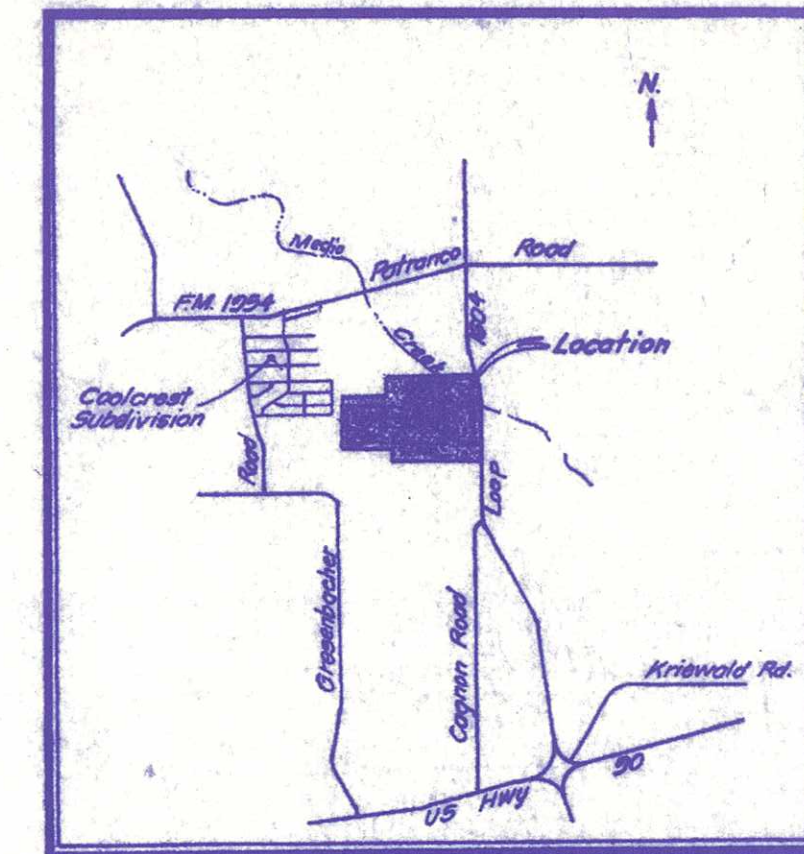
81.0 ACRES

4.6 LOTS / AC.  
 373 LOTS  
 TYP. 50' x 120'



## TYPICAL STREET SECTION

THE AMENDED AREA IDENTIFIED BY THE CLOUD IS THE RESULT OF A CHANGE IN LAND USE.



PLAN HAS BEEN ACCEPTED BY  
 COSA  
 1/26/07 (Date) 238-B (Number)  
 Note: this plan will have to comply with Section 35-412, (h) Scope of approval for validation or plan will expire on 1/25/09 Date

DEVELOPER 327.1 1604 PROPERTY, JOINT VENTURE  
 9130 WURZBACH ROAD  
 SEWAGE TREATMENT AND WATER SUPPLY  
 BY LACKLAND CITY WATER COMPANY  
 PROPERTY O C L



SCALE: 1"=200'

NOTE: THIS PROPERTY IS LOCATED OUTSIDE THE CITY LIMITS OF SAN ANTONIO, TX.

01-25-07 P02:17 IN

## DOVE CREEK SUBDIVISION

P.O.A.D.P. # 238-B  
 (REVISED)

**BRIONES**  
 CONSULTING & ENGINEERING LTD.

8118 BROADWAY  
 SAN ANTONIO, TX 78209

(210) 828-1431  
 (210) 828-1432 fax



DATE: 10-16-06  
 JOB No.

1 SHEET OF 1

\* THIS DRAWING WAS ORIGINALLY DRAWN BY BROWN ENGINEERING CO.  
 JOB No. 053-15-00., DATED 01-05-87., P.O.A.D.P. #238 (REVISED)





# City of San Antonio

## Department of Development Services

January 26, 2007

Rolando Briones  
Briones Engineering  
8118 Broadway  
San Antonio, TX 78269

Re: Dove Creek (Amendment)

MDP# 238-B

Dear Mr. Briones,

The City Staff Development Review Committee has reviewed the Dove Creek amendment Development Plan (**M.D.P. # 238-B.**) Please find enclosed a signed copy for your files. Your plan was approved for acceptance; however please note the following conditions:

In consideration of public safety and convenience, excessive grades by reason of topography should be avoided in street layouts and arrangements. Any access and R.O.W. issues along state facilities will need to be resolved with the **Texas Department of Transportation (TXDOT)**. For information about these requirements you can contact TXDOT at 615-5814.

**Historic Preservation** states the following: The Texas Sites Atlas indicates that archaeological sites 41BX466, 41BX467, and 41BX1421 have been previously identified within the above referenced property. Also, the property may contain other sites, some of which may be significant. Additionally, the property may contain historical architectural sites. Thus, before any work that might affect any sites is begun, we recommend that qualified professionals conduct an archaeological investigation of the property.

If there are any questions or additional information regarding archaeological sites is needed please call Kay Hinds at 210-207-7306.

### **Bexar County:**

It is understood that this MDP is a conceptual plan and controlled access should be maintained in order to uphold safe and efficient traffic flow. Bexar County reserves the right to address driveways, street design, sight distance, ADA requirements, drainage, and floodplain issues at time of platting.

The property must be platted in accordance to the UDC and the Major Thoroughfare Plan to reflect the approved MDP. It is suggested to work closely with the school district, so they can plan accordingly.

Please note that this action by the committee does not establish any commitment for the provision of utilities, services or zoning of any type now or in the future by the City of San Antonio.

If you should need further assistance, please feel free to contact Michael Herrera at 210-207-7038.

Sincerely,

A handwritten signature in black ink, appearing to read 'F. De León', with a stylized flourish at the end.

Fernando J. De León, P.E.  
Interim Assistant Director Development Services Department  
Land Development Division